

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, June 21, 2016
6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, July 12, 2016 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – 6:00 pm, Tuesday, July 19, 2016 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, May 17, 2016.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 16-6-12 (not required to attend)

1090 Mt. Pleasant Avenue

Emily Tanoury (Applicant/Owner)

An application and photographs have been submitted. Staff has conducted a site visit to view windows.

Install New Windows

- Remove the existing, deteriorated, two (2) first floor windows and four (4) second floor windows.
- Install new, all wood (interior/exterior) windows, including jambs and interior and exterior wood casings.
- New windows to fit the size of the original/historic window openings.
- All exterior trim elements to be restored to the original profile and dimension as determined by any/all existing, original trim and/or shadow lines following the removal of the existing, aluminum trim wrap. All trim to project 1/2" to 3/4" above the surface of the siding.

Transoms

- Remove the existing metal panel from the front and rear door transoms.
- Repair/replace wood frame and glazing, as needed, like-for-like.



2. **16-6-13** (*not required to attend*)

57 East Fourth Avenue

Bryan & Catherine Williamson (Applicants/Owners)

An application and photographs have been submitted. Work was completed prior to review and approval. A code order has been issued.

Install New Retaining Wall

- Deteriorated, concrete retaining wall has been removed, per the submitted photograph.
- Retain the existing, dry-laid, stone retaining wall, as installed, per the submitted photographs.
- Extend the dry-laid, stone retaining wall approximately two feet west of the steps, to the property line, to match existing.

Rebuild Concrete Service Steps

- Deteriorated, concrete service steps have been removed, per the submitted photograph.
- Retain the existing, new, concrete service steps, as installed, per the submitted photographs.

Landscaping

- Install new plantings along the public and service sidewalks, per the submitted photographs.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:05 P.M.

3. **16-6-14**

140 East Second Avenue

Aaron Carmack (Applicant/Owner)

An application, site plan, and photographs have been submitted. Some work has been completed.

Landscaping

- Remove the existing plantings along the front of the house.
- Install new plantings, per the submitted landscape plan.
- New plants to include boxwood hedge, lambs ear, sweetbay magnolia, oakleaf hydrangea, etc. per the submitted plantings list.

4. **16-6-15**

93 Ottar Alley

Ryan & Mindy Torrey (Applicants/Owners)

An application, site plan, and photographs have been submitted. Trees have been planted.

Landscaping

- Retain the existing, seven upright hornbeam trees, as installed.
- Install new 18" x 18" limestone patio pavers, per the submitted site plan and material sample photo.
- Install new 16" High, dry laid, concrete accent walls for planting areas, per the submitted site plan and material sample photo.
- Install new, 6' High, cedar, horizontal board fence around the patio, per the submitted site plan and material sample photo.

5. **16-6-16** (*not required to attend*)

102 East Third Avenue

Juliann South (Applicant/Owner)

Item #5 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the June 14th, 2016 IVC Business Meeting (See Staff Approvals, below).

Demolish Shed



6. 16-6-17 (not required to attend)

912 North High Street

Dave Kerr, Architect (Applicant)

Elford Development (Owner)

An application, renderings, and drawings have been submitted.

Install New Wall Sign

- Install one (1) new sign in the sign band above the transom windows.
- Sign to read “ZEST JUICE CO”, with letters measuring 11” high, 5.75” high and 3.3” high, per the submitted rendering (total approx. 8.25 sq. ft.).
- Reverse channel, “Dark Charcoal Gray,” aluminum letters to be 2.5 deep, and mounted to aluminum fascia with concealed studs, fitted with 1” stand-off spacers, to allow light to emit from behind, creating a halo glow.
- LED light clusters housed inside letters.

Install New Wall Sign

- Install one (1) new, 6’ H x 2’ W, projecting sign to the right of the entrance door, per the submitted rendering (total 12 sq. ft.).
- Faces of the aluminum-clad cabinet to be clad with reclaimed wood planks.
- Cabinet color to be “Black.”
- “ZEST” letters and border to be 2.5” deep, aluminum fabricated channel letters fitted with 1” stand-off spacers, to allow light to emit from behind, creating a halo glow. Color to be “White.”
- LED light clusters housed inside letters and border.
- “JUICE CO” letters to be dimensional applied lettering. Color to be “White.”

HOLDOVERS

7. 16-5-20b (not required to attend)

127 East Fifth Avenue

Ali Alshahal (Applicant/Owner)

This application was continued from the May 17, 2016 IVC hearing.

Install New Awning Signs

- Install two (2) new, fabric awnings, one (1) on Fifth Avenue and one (1) on Summit Street, per the submitted renderings.
- Option 1: Black fabric with green, white, and red graphic, with business name and address, per the submitted rendering.
- Option 2: Green, white, and red fabric with business name and address, per the submitted rendering.

Landscape/Hardscape

- Remove chain link fence and scrub trees along fence line.
- Reseed side and rear of property and install new plantings.
- Retain the new, wood dumpster enclosure, as installed.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:10 P.M.

8. 16-5-27

162 East Fourth Avenue

Kyle Wefler (Applicant/Owner)

This application was continued from the May 17, 2016 IVC hearing. Sanborn maps show a garage stood at the rear of the lot. A previous owner sold the rear portion of the lot, eliminating access from the alley. An application and site plan have been submitted.

New Parking Pad

- Install a new 10’ wide x 23’ deep parking pad, with new curb cut, per the submitted site plan.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:20 P.M.

9. 16-5-30b

1100 North High Street

Jeffery Parenteau (Applicant)

Giannopoulos Properties, LLC (Owner)

This application was continued from the May 17, 2016 IVC hearing. An application and elevation drawings have been submitted.

Light Fixtures

- Install new light fixtures at front entrance, per the submitted photo example (A).
- Install four (3) new gooseneck light fixtures on the south elevation, per the submitted photo example.

Install New Signage

- Install new signage on the south side of the building, per the submitted sample.
- Sign to read “STANDARD HALL” in distressed lettering.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:35 P.M.

10. 16-5-25

990 North High Street

Jonas Laughlin (Applicant)

Wood Company (Owner)

This application was continued from the May 17, 2016 IVC hearing.

Install New Directional Sign

- Install one (1) new wall sign, per the submitted rendering.
- New matte finish, 3M vinyl adhesive sign to measure 12’ W x 1’ H, designed to be compatible with the existing Lindsay Gallery mural.
- Directional graphic points toward business in neighboring building at 15 E. Second Avenue.

11. 16-5-15b

642 North High Street, Ste. B (facing Russell St.)

Luxe Bridal, LLC. (Applicant)

Richard Bruggeman/Brugge Properties (Owner)

This application was continued from the May 17, 2016 IVC hearing.

Install New Directional Wall Sign

- Install one (1) new wall sign, per the submitted rendering.
- Directional graphic points toward business entrance on Russell Street.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:45 P.M.

12. 16-4-20

901 North Fourth Street/Townhome Bldgs. A & B

Victor Investments, Ltd./ 4th Street Partners, LLC (Applicant/Owner)

This application was continued from the May 17, 2016 IVC hearing in the absence of the applicant, and from the April 19th hearing to allow the Applicant time to further study paver materials for the townhome driveway/parking pads and modifications to the front elevations that will allow for street trees. Construction of Townhome Buildings A & B was approved March 22, 2016 (# 16-3-15).

New Construction/Landscape Plan

- Install new hardscape and plantings, per the submitted site plan, materials list and plantings list.
- Front steps to be concrete with ornamental finish (5).
- Auto court and individual townhome parking pads to be concrete with buff wash finish (P-1) and with brick paver insets (p-3).
- Sidewalks to be concrete with light broom finish (P-2).



The following is from the April 19th IVC hearing:

Commissioner Comments:

Jason Sudy:

- *Wants to see internal spaces, those not within the right-of-way, as pavers and to be permeable.*
- *There needs to be at least two substantial street trees (not ornamentals) along Fourth Street in front of the town homes. Understands the front of the building may need to be modified to accommodate street trees.*

David Cooke:

- *Does not support the proposed decorative gravel. It does not reflect the character of Italian Village.*
- *The materials should be more urban, less Asian, in character.*

Ben Goodman:

- *Had high hopes for pavers in the right-of-way, rather than concrete.*
 - *If pavers not possible for the alley, would like to see pavers at the edge of the property line.*
 - *Can support the washed concrete stoop, the broomed (P1) areas and some of the flush curbs.*
- Now that there has been discussion considering pavers for the driveways/parking pads along College Alley and the “auto court”, the profile of the bump-out planting areas may need some modification.*

13. 16-6-21

901 North Fourth Street/The Christopher

Victor Investments, Ltd./ 4th Street Partners, LLC (Applicant/Owner)

Construction of a new, 3.5 story, mixed use building was Conditionally Approved on January 19, 2016 (# 15-11-35). The variance package was recommended for approval February 16, 2016. The companion townhomes development on the north side of College Alley was approved March 22, 2016 (# 16-3-15).

An application, site plan, floor plans, elevation drawings, and materials samples have been submitted.

New Construction

- *Construct a new, 3.5 story, mixed use building, south of the existing alley, with commercial space on level one, and 19 one and two story residential units on levels 2 thru 4.*
- *Existing masonry section of the “Exile” building to be retained and integrated into the new retail space.*
- *Exterior cladding to be brick (Carolina Ceramics/”Indigo”) and smooth finish, fiber cement siding (HardiePanel/”Network Gray” and 8” HardiePlank/”Black”), per the submitted drawings and photo examples.*
- *Main entrance doors to be full-light glass and metal doors. Other doors to be flush metal, per the submitted drawings and example photo. Color to be “black.”*
- *Windows to be Marvin “Integrity” fiberglass windows. Color to be “black.”*
- *Eight inch (8”) deep metal canopies to be located at the front and east entrances.*
- *Metal guard rail to be at the third floor roof garden.*
- *Entrance steps to be concrete with metal handrails.*
- *Address numbers to be per the submitted example photo.*
- *Light fixtures to be Tech Lighting wall lights, per the submitted example photo. Color to be “black.”*
- *Any/all signage to be submitted for review and approval.*

The following is from the January 19, 2016 IVC hearing:

Based on the site plan and renderings (dated 1-5-15), submitted for the January 19, 2016 Italian Village Commission hearing, the Commission grants Conditional Approval for Application #15-11-35, 901 North Fourth Street, for construction of a new, 3.5-story, residential use building, south of the existing alley, with commercial space on level one, and seven (7) new, three-story townhomes north of the existing alley, in regard to the following items, and with all clarifications, as noted:

Demolition

- *Demolish the existing, two-story, frame building at 901 North Fourth Street (Exile Bar), with the single-story masonry section facing onto Fourth Street to remain as part of the new development.*

New Construction/Commercial & Residential (South Parcel) & Residential (North Parcel)



- *Site plan, footprint, massing, use, and density are approved, with Applicant to return for final review and approval of elevation drawings, windows, doors, all exterior materials, streetscape elements, landscape plan, exterior lighting, and signage.*
- *Exterior cladding on the third story of the 3.5 story building is to be cementitious rather than EIFS.*

Parking/Landscape/Hardscape

- *Applicant is to study and return with additional details regarding the finish of the rear parking lot edge, paving materials for College Alley, and improved steps/stoops at private residence entrances.*
- *It is anticipated that power lines are to be buried for the site.*

Reasons for Approval of Demolition:

- *Based on CC 3116.14 - Standards for demolition, the Commission finds that the historical and architectural integrity of the building has been compromised due to significant alterations and loss of historic fabric.*
- *The historic context of the block in which the building is located is no longer intact.*

Note: A Certificate of Appropriateness will be issued only upon final approval by the Italian Village Commission of elevation drawings and any/all details, building materials, and finishes.

MOTION: Goodman/Lapp (3-1[Hagerling]-0) CONDITIONAL APPROVAL GRANTED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:10 P.M.

14. 16-6-18

847 Hamlet Street

Mulberry (Applicant)

847 Hamlet Street, LLC. (Owner)

An application for demolition of the existing single-family dwelling was conceptually reviewed at the February 16, 2016 IVC hearing. A revised application for maintenance of the existing dwelling and construction of a new dwelling at the rear of the lot has been submitted.

Lot Split

- *Divide Parcel # 010-011302-00 into a front/east and rear/west lot, in anticipation of new construction of a new single-family dwelling on the rear/west lot.*

Demolition

- *Demolish the existing, one-story, rear addition on the one-story frame dwelling.*

New Parking Pad

- *Install a new, two-car parking pad at the rear of the existing one-story frame dwelling.*

New Construction (CONCEPTUAL)

- *Construct a new, three-story, single-family dwelling, with roof deck and first floor parking, per the submitted drawings.*
- *Exterior siding to be metal and brick.*
- *Windows to be aluminum clad.*

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:30 P.M.

15. 16-6-19

792-796 Summit Street

Zach & Cathleen Graves (Applicants/Owners)

An application, photographs, and material sample have been submitted.

New Retaining Wall

- *Build a new, dry-stack, stone retaining wall, approximately 3 ft. high and 20 ft. long, per the submitted rendering.*
- *Stone to be a natural-cut limestone, per the submitted product cut sheet.*
- *Wall to be flush with the top steps of the service steps at 792 and 796 Summit Street, approximately 3 ft. back from the public sidewalk.*
- *Install new mulch bed with row of boxwoods between the retaining wall and public sidewalk.*



16. 16-6-22 (not required to attend)

1071 Summit Street

Rashaan T. Hollis (Applicant/Owner)

An application, photographs, and material samples have been submitted.

New Retaining Wall

- Remove the existing, stone retaining wall and install a new retaining wall.
- Install lava rock and white stone, or mulch between new wall and the public sidewalk.

Tree Removal

- Remove the one (1) crabapple tree in the front yard, per the submitted photographs.
- Remove the one (1) tree in the rear yard, per the submitted photographs.

Parking Pad

- Reuse stone from existing retaining wall to create two parking pads in rear yard, per the submitted site plan.

CONCEPTUAL REVIEW

17. 16-6-23 (not required to attend)

288 East Fourth Avenue

Jeff Jablonka (Applicant/Owner)

An application, photographs, and inspiration photos have been submitted.

Addition to Existing Garage

- Convert the existing, ca. 2000, frame garage to a carriage house with the addition of second floor living space.
- New carriage house to have wood siding, to match existing house.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M.

18. 16-6-24

1204 North High Street

Short North Alliance (Applicant)

Community Housing Network (Owner)

An application, photographs, and renderings have been submitted.

Public Art Project

- Create a mural made of carved brick, molded brick clay, and glazed tile, per the submitted renderings.
- Mural to be installed within the four, existing, recessed window openings along the north elevation of the building.
- Mural pieces to be attached to the existing brick infill with stainless steel brackets.
- Brackets to be inserted into the existing mortar, not into the face of the existing brick infill.

19. 16-6-25

109 East Fourth Avenue

Laurie Gunzelman Architecture & Design (Applicant)

Joel Showalter (Owner)

An application, photographs, site plan, elevation drawings, and renderings have been submitted. Mulberry is in the process of purchasing the vacant lot for new construction.

Existing House (East)

- Demolish the existing, non-original, brick addition on the west elevation

New Construction (West) Option 1

- Build a new, two-story, wood frame dwelling.
- Dwelling to be 14'8" wide, and approximately 2500 s.f.
- Exterior cladding to be board-and-batten with industrial type window pattern.
- Build a new, three-car garage at rear of lot, on Ottar Alley for use by the existing and new dwelling.
- Smooth board-and-batten siding to match new dwelling.

New Construction (West) Option 2



- Create new, 10' wide curb cut on East Fourth Avenue to access a new garage for the existing dwelling.
- Build a new two-story, 41' wide, single-family dwelling with attached, two-car garage, facing onto Ottar Alley.
- Style and exterior finishes to resemble recently constructed 93 and 97 Ottar Alley.
- Exterior to be painted brick.
- Main entrance doors to be full-light.
- Windows to be aluminum-clad wood.
- Overhead doors to be glass and frame.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:15 P.M.

20. 16-6-26

848 Pearl Street

Connie J. Klema, attny. (Applicant)

Wood Run Partners, LLC. (Owner)

This application for a new, six-story condominium building with ground floor parking was conditionally approved June 16, 2015, with all final details to return for review and approval, including building materials, lighting, landscaping, and signage. An application and modified design have been submitted.

New Construction

- Construct a new, five-story condominium building with ground floor parking, per the submitted renderings.

21. 16-6-27

1101 North Fourth Street

Urbanorder Architecture (Applicant)

Green Room Brewing, LLC. (Owner)

This application was conceptually reviewed April 19, 2016. Revised elevation drawings have been submitted.

Build New Addition

- Proposed 1-2 story addition to the existing building.
- Exterior materials to include brick and metal siding.
- New windows to be metal/industrial.

The following is from the April 19, 2016 IVC hearing:

Commissioner Comments

David Cooke:

- *Not opposed to the project, overall, or to the proposed height of the building.*
- *Does have concerns with the second story, outdoor patio facing residences on E. Fourth Avenue.*
- *The fact that it is elevated is more problematic than a ground floor beer garden.*

Ben Goodman:

- *Also concerned about the location of the outdoor patio and how it faces residences.*
- *Thinks there is a great opportunity to create a beer garden on the first floor level in this development.*
- *Would like to have streetscape photos/drawings to get a better understanding of the context, including the height and setback of the adjacent house.*
- *Appreciates that the west side is more closed off, so there is little interaction and less of a noise issue.*
- *Does not see issues with the south elevation.*
- *Appreciates the arched window detail on the north elevation.*
- *Will be looking at how to resolve any parking issues.*

Rex Hagerling:

- *Views the project generally favorably.*
- *Would like to see more context on the site plan.*
- *Understands the concerns about the patio above. Thinks it could be built in a way that could accommodate everyone. Encourages the applicant to give it more thought.*



Todd Boyer:

- Does not see any issues with the mass or scale.
- Agrees with Commissioner Cooke's concerns about noise from the patio.
- Understands the contextual reference of the design, and it makes sense. Concerned that the existing building could become the "tail of the dog." It should not be overwhelmed or lose its charm and character.

Jason Sudy

- Generally, views the project favorably.
- Shares some of the concerns about the patio stretching out into the residential neighborhood.
- To understand parking issues better, it would be helpful to have more information about how the production facility will work and when employees will be there.
- It is better to have the heavy truck traffic on Fourth Street rather than Fourth Avenue.
- Thinks this can be an addition to the ongoing evolution of this true mixed corridor, including light industrial mix that existed along the corridor historically. It will be a positive thing if it can be done in a way that doesn't negatively impact the neighborhood.

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:40 P.M.

22. 16-6-28

906 N. High Street

Keith Smith (Applicant)

Elford Development, Ltd. (Owner)

An application and renderings have been submitted.

New Projecting Sign/West Elevation

- Install one (1) new projecting sign.
- Cabinet to be metal. Option 1: Metal letters to have stand-off spacers to allow light to emit from behind, creating a halo glow. Option 2: Push thru acrylic letters to have opaque faces, with light emitting through sides of letters only.
- Ram logo to be non-illuminated.

New Wraparound Signage at Entrance

- Install white dimensional letters at the entrance, below the soffit, wrapping around from the west to the south elevation.
- Sign to read "RESTAURANT" on the west elevation and "BREWERY" on the south elevation.

New Wall Sign/West Elevation

- Install new, distressed/ghost, painted sign between the first and second floor windows, per the submitted rendering.
- Sign to read "RAM RESTAURANT & BREWERY."

New Wall Graphic/West Elevation

- Install new painted "ghost sign" on west elevation, per the submitted rendering.
- Graphic to read "BIGGER BETTER FRESHER SINCE 1971."

New Sign/Raised Tower

- Install graphics on the existing tower.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:50 P.M.

23. 16-6-29

1069 Say Avenue

Jessica Moore & Tim Foradis (Applicant/Owner)

An application, site plan, and elevation drawings have been submitted.

New Construction/Carriage House & Breezeway

- Build a new carriage house at the rear of the lot, per the submitted site plan.
- Exterior cladding to be smooth HardiPlank lap siding and board-and-batten.
- Faux windows with fixed, 2-panel shutters to be on the first floor level.
- Roofing shingles to be Certainteed, Carriage House dimensional shingles, “Stonegate Gray.”
- Construct a new breezeway to connect the existing house with the new carriage house, per the submitted elevation drawings.

New Addition

- Construct a new, one-story, frame addition, with roof deck, at the southwest corner of the existing dwelling, per the submitted drawings.

24. 16-6-30

1069 Say Avenue

Jessica Moore & Tim Foradis (Applicant/Owner)

An application, site plan, elevation drawings, and statement of hardship have been submitted.

Request for Variance Recommendation

- 1) 3332.039 – R-4 residential district, Allow a second dwelling unit on lot developed with one dwelling
- 2) 3332.05 – Lot Width, Reduced from 50’ to 36’
- 3) 3332.15 – R-4 area district requirements, Allow 2 dwellings on one 3668 square foot lot.
- 4) 3332.19 – Fronting, Allow a dwelling to front on an alley
- 5) 3332.25 – Max side yards required, 20% of lot width between 2 sides
- 6) 3332.26 – Min side yard permitted, 3 feet required
- 7) 3332.27 – Rear Yard, 25% of lot size required for each dwelling
- 8) 3312.25 – Maneuvering
- 9) 3312.29 (A) – Parking Space

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:05 P.M.

25. 16-6-31

192 East Second Avenue

Juliet Bullock Architects (Applicant)

Joseph Huber (Owner)

An application, photographs, site plan, and elevation drawings have been submitted.

Renovate Existing Dwelling

- Make all necessary repairs to secure bowing, brick exterior walls.
- Install two (2) new, wood, three-quarter lite doors on the front elevation.
- Install new, wood columns and fascia and new concrete porch deck on the front porch, to match existing, like-for-like.
- Install new wood siding on the existing, non-original, non-contributing rear addition, per the submitted drawings.
- Install new door and window openings on the existing rear addition.
- New door to be a wood, full-lite door. Windows to be wood, one-over-one, double-hung sash.
- Install new asphalt roof on the rear addition. Shingles to be from the approved list.
- Tuck-point all existing brick chimneys.
- Repair gutters and fascia on the main body of the house.

New construction (CONCEPTUAL)

- Construct a new, frame, one-car garage, with living/office space above, per the submitted drawings.



26. 16-6-32

192 East Second Avenue

Juliet Bullock Architects (Applicant)

Joseph Huber (Owner)

An application, site plan, elevation drawings, and statement of hardship have been submitted.

Request for Variance Recommendation

- 1) 3413 SF LOT AREA
- 2) 1309.5 SF HOUSE/PORCH AND GARAGE 337.7 SF
- 3) 1375 REARYARD PROVIDED (40.28%)
- 4) CONVERT EXISTING DUPLEX TO A SINGLE FAMILY
- 5) 3332.05 (A)(4) AREA DISTRICT LOT WIDTH REQUIREMENTS
- 6) TO PERMIT THE LOT WIDTH TO BE LESS THAN 50' AND BE 39.16
- 7) 3332.15 R-4 AREA DISTRICT REQUIREMENTS
- 8) TO PERMIT LOT TO BE LESS THAN 5000 SF AND BE 3413 SF
- 9) 3312.25 MANEUVERING
- 10) 3312.1214 DRIVEWAY
- 11) 3332.21 (D) (20 FRONT SETBACK TO ALLOW THE EXISTING
- 12) FRONT YARD SETBACK OF 4'-5" TO REMAIN
- 13) 3332.35 TO ALLOW ACCESSORY ROOM IN AN ACCESSORY BUILDING

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:20 P.M.

27. 16-6-33 (rear)

192 East Second Avenue

Joseph Huber (Applicant/Owner)

An application, site plan and elevation drawings have been submitted.

New Construction

- Construct a new, frame, two-story, single-family dwelling and detached garage, facing onto Punta Alley.
- Exterior cladding to be smooth horizontal and board-and-batten, fiber cement siding.
- Roof shingles to be from the approved roofing shingles list.
- Foundation to be brick.
- Common access drive from Punta Alley, for new construction and existing house at 192 E. Second Avenue, to be on the west side of new construction.

28. 16-6-34 (rear)

192 East Second Avenue

Joseph Huber (Applicant/Owner)

An application, site plan, and elevation drawings, and statement of hardship have been submitted.

LOT 4A

- 3332.21 (D) (2) FRONT SETBACK - To reduce the front setback line for lot 4A from 10 feet to 4 foot 5 inches to accommodate location of existing dwelling.
- 3332.14 R-2F AREA DISTRICT REQUIREMENTS – To reduce minimum lot area for an existing two-story, two-family dwelling from 6,000 square feet to 3,420 square feet on lot 4A.

LOT 4B

- 3332.19 FRONTING - To permit lot 4B to front on Punta Alley, which is not a public street.
- 3332.15 R-4 AREA DISTRICT REQUIREMENTS - To reduce the minimum lot area from 5,000 square feet to 3,533 square feet for lot 4B.

LOTS 4A & 4B

- 3332.05 (A) (4) AREA DISTRICT LOT WIDTH REQUIREMENTS - To reduce the minimum lot widths for Lots 4A & 4B from 50 feet to 40 feet, each. (39.16 feet each, if measured perpendicular between the East & West property lines.)



- 3312.25 MANEUVERING - To allow maneuvering for lots 4A & 4B across property lines between lots 4A & 4B pursuant to a recorded cross-access maintenance easement agreement.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:35 P.M.

29. 16-6-35

750 North High Street

Chris Meyers (Applicant)

Columbus Metropolitan Housing Authority (Owner)

An application, site plan, floor plans, and elevation drawings have been submitted.

Renovation for Hotel

- Renovate the existing Bollinger Tower building for use as a commercial hotel.
- Hotel to include a maximum of 190 rooms, including conference rooms and exercise facility.
- Additional off-site, valet parking spaces to be leased to supplement 35 existing, on-site spaces.
- Existing windows to be removed and replaced with units integrating the necessary mechanical grilles.
- Existing EIFS exterior walls and sunscreens to be painted.
- Additional ground floor store front to be added at southwest corner.
- New outdoor patio area to engage the High Street streetscape.

STAFF APPROVALS

• **16-6-1**

792-794 Summit Street

Able Roof (Applicant)

Zachary Graves (Owner)

Approve Application 16-6-1, 792-794 Summit Street, as submitted, with all clarifications, as noted:

Repair Box Gutters/Front Porches

- Examine all box gutters on the front porch, and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile, per the submitted specifications.
- Rebuild/reline inside of box gutter with rubber and metal to make functional and retain existing appearance.

Install New Standing Seam Metal Roof/Front Porches

- Secure existing metal roofing.
 - Install new, Drexel standing-seam-metal roof, per the submitted specifications. Color to be “Charcoal Gray.”
- Note: Existing metal roofing and metal box gutter lining are connected as one piece, and will not be removed prior to re-roofing.

Install New Standing Seam Metal Roof/Rear Porches

- Remove any/all asphalt shingles or rolled roofing on the rear porches, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new, Drexel standing-seam-metal roof, per the submitted specifications. Color to be “Charcoal Gray.”



• **16-6-2**

828 Hamlet Street

Feazel, Inc. (Applicant)

Katherine R & Craig S. Morford (Owners)

Approve Application 16-6-2, 828 Hamlet Street, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF, Royal Sovereign (standard 3-tab), "Nickel Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **16-6-3**

954 North Sixth Street

Mario Siravo (Applicant)

The New Victorians (Owner)

Approve Application 16-6-3, 954 North Sixth Street, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.
- **Any previously unpainted, masonry (i.e., stone/concrete foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **16-6-4**

193-195 Greenwood Avenue

Mario Siravo (Applicant)

The New Victorians (Owner)

Approve Application 16-6-4, 193-195 Greenwood Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.



- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.
- **Any previously unpainted, masonry (i.e., stone/concrete foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

• **16-6-5**

843-845 North Fourth Street

Mario Siravo (Applicant)

The New Victorians (Owner)

Approve Application 16-6-5, 843-845 North Fourth Street, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.
- **Any previously unpainted, masonry (i.e., brick walls, stone/concrete foundation, sills, lintels, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed

Carriage House (dimensional)

[] Stonegate Gray

[] GAF

Slateline (dimensional)

[] English Gray Slate

[] Weathered Slate

[] Certain Teed

(standard 3-tab)

[] Nickel Gray



<input type="checkbox"/> GAF	Royal Sovereign (standard 3-tab)	<input type="checkbox"/> Nickel Gray
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
<input type="checkbox"/> Tamko	(standard 3-tab)	<input type="checkbox"/> Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **16-6-6**

266 East Third Avenue

Kirk Whetstone (Applicant/Owner)

Approve Application 16-6-6, 266 East Third Avenue, as submitted, with all clarifications, as noted:

Install New Privacy Fence

- Install a new 6’ High, vertical board, wood privacy fence in the rear yard, per the submitted site plan and example photographs.
- New fence to extend from garage to rear of house only on the Sixth Street side.
- Gates to be located, per the submitted site plan.

Note: *COA # 16-6-6 modifies COA # 16-4-7 issued April 6, 2016.*

- **16-6-7**

235-249 East Fifth Avenue

Michael Maloof (Applicant)

FK IV LP (Owner)

Approve Application 16-6-7, 235-249 East Fifth Avenue, as submitted, with all clarifications, as noted:

Install New Rubber Roof

- Install a new rubber roof system, per the submitted specifications.
- Remove any/all rubber roofing system on the commercial building down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber, per the submitted specifications, in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged metal coping, to match existing, like-for-like. Color to match existing.
- Install new scuppers and drip edge, as needed, to match existing, like-for-like.



- **16-6-8**

47 East Prescott Street

Eric Teyler (Applicant/Owner)

Approve Application 16-6-8, 47 East Prescott Street, as submitted, with all clarifications, as noted:

Install New Garage Doors

- Remove the two (2) existing, overhead garage doors on the circa 2000 garage.
- Install two (2) new, steel, Wayne Dalton 9100/9600 model garage doors, per the submitted product cut sheet. Applicant has the option of choosing the “Sonoma” or the “Contemporary” style.
- “Smooth” or “Pebble” finish is preferred, if available.
- Color to be “Taupe.”

- **16-6-9**

144 Cedar Alley

Matthew Francis Keller (Applicant/Owner)

Approve Application 16-6-9, 144 Cedar Alley, as submitted, with all clarifications, as noted:

Repair/Rebuild Privacy Fence

- Retain the existing, board-on-board, six-foot high (6' H), dog-eared, wood fence, as installed, in the same location as the previous, deteriorated wood fence.
- New fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

Repair/Rebuild Rear Stoop and Steps

- Remove the non-original, wood, turned spindles and install new, square wood balusters and posts.
- New, wood bottom and top rails to be beveled, per the drawing provided by Historic Preservation Office staff.
- Retain the existing tile steps and floor/deck.
- Retain the existing vertical board skirting.
- Prepare all wooden surfaces on the stoop for painting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.

Install New Patio

- Install new 6' x 25' brick paver patio on the south side of the house, per the submitted site plan and example paver photograph.
- Pavers to be installed to assure proper drainage away from the foundation of this and neighboring properties.

- **16-6-10**

57 East Prescott Street

Jonathan Kyle Ezell (Applicant/Owner)

Approve Application 16-6-10, 57 East Prescott Street, as submitted, with all clarifications, as noted:

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.



- Restore the front porch balustrades/hand rails/columns/steps/skirting, as needed, with like material of exact same dimension and profile as the existing, original; like-for-like.
- Paint color chips to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

- **16-6-11**

1164-1166 Mt. Pleasant Avenue

Mario Siravo (Applicant)

The New Victorians (Owner)

Approve Application 16-6-11, 1164-1166 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for the file.
- **Any previously unpainted, masonry (i.e., stone/concrete foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **16-6-16**

102 East Third Avenue

Juliann South (Applicant/Owner)

Item #5 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the June 14th, 2016 IVC Business Meeting. Based on a review of Sanborn maps, the shed was built between 1901 and 1921.

Approve Application 16-6-16, 102 East Third Avenue, as submitted, with all clarifications, as noted.

Demolish Shed

- Demolish the existing, frame shed, with board-and-batten siding, based on its advanced state of deterioration.
- New property owner is to submit a new application for landscaping or a new garage for review within sixty (60) days of the June 21, 2016 Italian Village Commission hearing (August 16, 2016 IVC hearing).
- Prior to demolition, Applicant or new owner is to submit documentation of the existing shed, to include 1) interior and exterior photos of each elevation; 2) A sketch drawing including measurements of each elevation and the roof pitch.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

